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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD
REGULAR SESSION

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Third Street Firehouse
Greenport, New York

August 06, 2015
5:10 p.m.

B E F O R E:

DEVIN McMAHON - CHAIRMAN

BRADLEY BURNS - MEMBER

PAT MUNDUS - MEMBER

JOSEPH PROKOP - VILLAGE ATTORNEY

GLYNIS BERRY - PLANNING BOARD COORDINATOR

1
2 CHAIRMAN McMAHON: Okay. We're going
3 to begin the meeting.

4 This is the Village of Greenport
5 Planning Board Regular Session, August 6,
6 2015.

7 Item number one, continued review
8 of the use evaluation conditionally granted
9 for Brian Carrick.

10 Shakka Flyboard Rental Facility is
11 located on the Preston's Dock. The
12 property is located at 102 Main Street; it
13 is located in the Waterfront Commercial
14 District.

15 Suffolk County Tax Map number
16 1001-5.-4-12.1.

17 This was on the agenda last week
18 to accept a copy of the environmental
19 impact statement, the short-form EIF, that
20 was accepted.

21 I don't believe there was any new
22 business on this otherwise.

23 I make a motion that we move on to
24 the next item.

25 Do I have a second on that?

1 MS. MUNDUS: Second.

2 CHAIRMAN McMAHON: All in favor?

3 (All Said Aye.)

4 CHAIRMAN McMAHON: Motion carries.

5 Item number two, motion to
6 complete the review of SEQRA considerations
7 for the application for Wayne Turret.

8 The thirty-day comment period of
9 coordinated review is complete. There were
10 no comments.

11 The property is located at 746
12 Main Street.

13 The proposed one-family house is a
14 permitted use in the R-1, One-Family
15 Residential District. It is also located
16 within the Historic District.

17 Given that the SEQRA review has
18 been completed, I'm going to make a motion
19 that this board -- we already did adopt
20 lead-agency status, but we will adopt
21 lead-agency status for the purposes of
22 SEQRA, determining that this is a Type I
23 action with a negative declaration, meaning
24 there is no significant negative impact on
25

1 the environment.

2 Do I have a second?

3 MS. MUNDUS: Second.

4 CHAIRMAN McMAHON: All in favor?

5 (All Said Aye.)

6 CHAIRMAN McMAHON: Motion carries.

7 The second part of that item would
8 be, this application was considered and
9 approved already.

10 I make a motion that the Board
11 approve the application with one note that
12 the drainage plant -- there has already
13 been discussion with the applicant that the
14 drainage plant will be included in the
15 final plan for this site.

16 I believe that's it.

17 Do I have a second for that?

18 MS. MUNDUS: Second.

19 CHAIRMAN McMAHON: All in favor?

20 (All Said Aye.)

21 CHAIRMAN McMAHON: Motion carries.

22 Item number three, discussion of
23 pre-submission conference for Eric Urban.

24 Attorney Patricia Moore represents

1
2 owner Eric Urban and is before the Board to
3 discuss a proposed subdivision of an
4 existing J 3,500-square-foot lot, creating
5 two nonconforming lots, increasing the
6 nonconformity of the existing house
7 substantially.

8 The property is located at 440
9 First Street, and is in the R-2 One- and
10 Two-Family District as well as in the
11 Historic District.

12 Suffolk County Tax Map number
13 1001-4.-7-1.

14 I don't believe -- unless there is
15 any other comment on that, the applicants
16 are not here. There is no new business on
17 that, so I make a motion that we move on to
18 the next item.

19 Do I have a second?

20 MS. MUNDUS: Second.

21 CHAIRMAN McMAHON: All in favor?

22 (All Said Aye.)

23 CHAIRMAN McMAHON: Motion carries.

24 Item number four, table discussion
25 on 300-308 Main Street.

1 August 6, 2015 Regular Session 6
2 The Sterling Square Project has
3 completed approval by the Historic
4 Preservation Commission on August 3, 2015.

5 The Historic Preservation
6 Commission has approved all construction
7 and materials as submitted.

8 All proposed signage was also
9 approved.

10 A coordinated review for purposes
11 of SEQRA has been scheduled for August 27,
12 2015 at the Work Session.

13 Suffolk County Tax Map number
14 1001-4.-7-24.

15 There will be a public hearing at
16 the next meeting, so if you have any
17 business, it will be addressed then, unless
18 anyone has comments or concerns now.

19 (Whereupon, there were no comments
20 from the Board or the audience at this
21 time.)

22 CHAIRMAN McMAHON: Okay.

23 I am going to make a motion that
24 we move on to the next item.

25 Do I have a second for that?

1 MR. BURNS: Second.

2 CHAIRMAN McMAHON: All in favor?

3 (All Said Aye.)

4 CHAIRMAN McMAHON: Motion carries.

5 Item number five, motion to
6 approve the findings and determinations for
7 the following projects: Application of
8 North Fork Smoked Fish for a retail outlet.

9 Application of Lido Boutique for
10 retail sales.

11 Application of Deep Water Bar and
12 Grille for use as a restaurant.

13 Application for Osprey Zone for
14 use as a private yacht club and marina.

15 The application for Gallery
16 Lounge, we need to review that further, so
17 we're not going to move that item to the
18 next meeting.

19 I will make a motion to approve
20 the first four applications that I
21 mentioned unless there is some comment or
22 discussion.

23 MR. PROKOP: So this is a motion to
24 approve North Fork Fish, Lido Boutique, Deep
25

1
2 Water Bar and Grille, and Osprey Zone --

3 CHAIRMAN McMAHON: Yes.

4 MR. PROKOP: -- to approve those
5 applications as submitted?

6 CHAIRMAN McMAHON: Yes.

7 Any comments or discussion on
8 those items?

9 MR. MOORE: The Osprey Zone, are you
10 approving their application?

11 CHAIRMAN McMAHON: No, sir.

12 If you could just -- that's Doug
13 Moore, for the record.

14 No. The findings and
15 determinations, reviewing and what happened
16 at the last meeting.

17 MR. MOORE: Okay.

18 CHAIRMAN McMAHON: I will make a motion
19 that we approve those four items, approve
20 the findings and determinations for those
21 four items.

22 Do I have a second?

23 MR. BURNS: Second.

24 CHAIRMAN McMAHON: All in favor?

25 (All Said Aye.)

1
2 CHAIRMAN McMAHON: Motion carries.

3 I will make a motion that we table
4 the approval of the findings and
5 determinations of the application of
6 Gallery Lounge to the next Work Session.

7 Do I have a second on that?

8 MR. BURNS: Second.

9 CHAIRMAN McMAHON: All in favor?

10 (All Said Aye.)

11 CHAIRMAN McMAHON: Motion carries.

12 Item number six, finalize comments
13 to the Village Board for considering
14 changes to the Bed and Breakfast Code of
15 the Village of Greenport.

16 Up for consideration is the number
17 of permitted rooms and number of lodgers.

18 Section J50-7B 7c limits the
19 renting of rooms to three rooms for lodging
20 and serving of breakfast.

21 Section J50-7B 7d limits the
22 number of occupants to not more than two
23 individuals for a maximum total of six
24 casual and transient roomers.

25 I believe the consensus at the

1
2 last meeting was to allow this to increase
3 from five rooms and total of ten roomers as
4 is currently State and Suffolk Bed and
5 Breakfast Code.

6 Is there any other discussion or
7 comments on that?

8 (Whereupon, there were no comments
9 from the Board or the audience at this
10 time.)

11 CHAIRMAN McMAHON: Okay.

12 So if everyone is in agreement,
13 just those two items, I will draw up the
14 actual recommendation in line with those
15 two points, unless there are any other
16 considerations or comments.

17 (Whereupon, there were no comments
18 from the Board or the audience at this
19 time.)

20 CHAIRMAN McMAHON: Okay.

21 So I make a motion that I will
22 draw up a recommendation to the Village
23 Board to that effect.

24 Do I have a second for that?

25 MS. MUNDUS: Second.

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August 6, 2015 Regular Session

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CHAIRMAN McMAHON: All in favor?

(All Said Aye.)

CHAIRMAN McMAHON: Motion carries.

Item number seven, motion to
adjourn.

Do I have a second?

MS. MUNDUS: Second.

CHAIRMAN McMAHON: All in favor?

(All Said Aye.)

CHAIRMAN McMAHON: Meeting adjourned.

(Time Noted: 5:20 p.m.)

